

CITY of SAN DIEGO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	1,224,800
Annual Single-Family Units Permitted (1996-98, Avg.):	2,138
Annual Multi-Family Units Permitted (1996-98, Avg.):	1,881
Total Annual Residential Units Permitted (1996-98, Avg.):	4,020

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: water and sewer capacity fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	not used

v. Nexus Reports

44 Facilities Assessment Community Schedules

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: Kearny Mesa Community
Central San Diego

iii. Expected Environmental Assessment Determination: Full EIR

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding, provide pavement for two-way traffic
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	- none required
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, seismic, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	68.88
Private Garage Valuation Price per Sq. Ft.	18.04
Total Valuation per Unit	220,875
Total Valuation per 25 Unit Subdivision Model	4,527,950

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee			-
Zone Change Application Fee			-
Planned Unit Development Fee	deposit ¹		2,600
Plan Check Fee	flat		450
Tentative Map Fee	deposit ¹		3,600
Final Map Fee	deposit ¹		2,500
Site Plan Review Fee	deposit ¹		2,500
Certificate of Compliance	flat		300
Landscape Review Fee	flat		1,175
Initial Environmental Study	flat		600
Environmental Impact Report	deposit ¹		7,500
Subtotal Planning Fees			21,225

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per project	80	80
Building Permit Fee	schedule based on val'n	1,154	28,850
Architectural Plan Check Fee	schedule based on val'n	654	16,338
Fire Department Plan Check Fee	flat		140
Improvement Permit Fee	deposit based on improvement val'n (500,000)		7,400
Electrical Permit Fee	per fixture count	178	4,450
Plumbing Permit Fee	per fixture count	178	4,450
Mechanical Permit Fee	per fixture count	90	2,250
Insulation Permit Fee	10% of Bldg Permit Fee @ 115.40/unit		2,885

Grading Plan Check Fee	schedule based on val'n		1,893
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18	453
Grading Permit Fee	schedule based on val'n		5,481
Subtotal Plan Check, Permit & Inspection Fees			74,670

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee ²	flat per unit	175	4,375
SDG&E - Electricity Connection Fee	15/meter	15	375
SDG&E - Gas Connection Fee	15/meter	15	375
City - Sewer Capacity Fee ^{2,3}	flat per unit	2,550	62,500
City - Water Capacity Fee ^{2,3}	flat per unit	2,550	62,500
County Water Authority - Water Capacity Fee	flat per unit	1,585	39,625
MWD - Lateral Connection Inspection Fee ⁴	flat per unit	2,525	63,125
City - Water Connection Fees	flat per unit	118	2,950
City - Fire Service Fee ²	flat per unit	30	750
City - Library Fee ²	flat per unit	256	6,400
City - Park Facilities Fees ²	flat per unit	1,084	27,100
San Diego City Schools - School Impact Fee	1.93 / sf	4,825	120,625
Subtotal Infrastructure, Impact & District Fees			390,700

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	486,595
Total Fees per Unit (total from above / 25 units)	19,464

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Infill Unit in this Jurisdiction:	Kearny Mesa Community Central San Diego
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match existing neighborhood standards; street trees, sidewalk, driveways
-Typical Reporting:	-soils, seismic, others required depending on the site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	84.00
Private Garage Valuation Price per Sq. Ft.	22.00
Total Valuation per Unit	220,875

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	flat		200
Declaration of Environmental Exemption	flat		60
Certificate of Compliance	flat		300
Subtotal Planning Fees			560

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per project	80	80
Building Permit Fee	schedule based on val'n	1,310	1,310
Architectural Plan Check Fee	schedule based on val'n	937	937
Fire Department Plan Check Fee	flat		140
Electrical Permit Fee	per fixture count	198	198
Plumbing Permit Fee	per fixture count	198	198
Mechanical Permit Fee	per fixture count	99	99
Insulation Permit Fee	10% of Bldg Permit Fees @ 131/unit		131
Grading Plan Check Fee	schedule based on val'n		1,872
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22	22
Subtotal Plan Check, Permit & Inspection Fees			4,987

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee ²	flat per unit	175	175
SDG&E - Electricity Connection Fee	15/meter	15	15
SDG&E - Gas Connection Fee	15/meter	15	15
City - Sewer Capacity Fee ^{2,3}	flat per unit	2,550	2,550
City - Water Capacity Fee ^{2,3}	flat per unit	2,550	2,550
County Water Authority - Water Capacity Fee	flat per unit	1,585	1,585
MWD - Lateral Connection Inspection Fee ⁴	flat per unit	2,525	2,525
City - Water Connection Fees	flat per unit	118	118
City - Fire Service Fee ²	flat per unit	30	30
City - Library Fee ²	flat per unit	256	256
City - Park Facilities Fees ²	flat per unit	1,084	1,084
San Diego City Schools - School Impact Fee	1.93 / sf	4,825	4,825
Subtotal Infrastructure, Impact & District Fees			15,728

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	21,275
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: Kearny Mesa Community
Central San Diego

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding, provide pavement for two-way traffic
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; full street, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, driveways, striping of roadways, pedestrian access ramps, construct cul-de-sac at the end of the street at north entrance

-Common Amenities / Open Space:	-no common amenities; tot lot
-Affordable Housing Dedication:	- none required
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, seismic, others required depending on the site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.00
Private Garage Valuation Price per Sq. Ft.	22.00
Total Valuation per Unit	78,400
Total Valuation per 25 Unit Subdivision Model	3,528,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee			-
Zone Change Application Fee			-
Planned Unit Development Fee	deposit ¹		2,600
Plan Check Fee	flat		450
Site Plan Review Fee	deposit ¹		2,500
Development Agreement Fee	deposit ¹		7,000
Certificate of Compliance	flat		300
Landscape Review Fee	flat		1,175
Initial Environmental Study	flat		600
Negative Declaration Fee	deposit ¹		2,500
Subtotal Planning Fees			17,125

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per project	80	80
Building Permit Fee	schedule based on val'n	383	17,235
Architectural Plan Check Fee	schedule based on val'n	273	12,285
Fire Department Plan Check Fee	flat		140
Improvement Permit Fee	deposit based on improvement val'n (500,000)		7,400
Electrical Permit Fee	per fixture count	43	1,935
Plumbing Permit Fee	per fixture count	50	2,250
Mechanical Permit Fee	per fixture count	27	1,215
Insulation Permit Fee	10% of Bldg Permit Fee @ 38/unit		1,710
Grading Plan Check Fee	schedule based on val'n		1,879
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8	362
Grading Permit Fee	schedule based on val'n		5,330
Subtotal Plan Check, Permit & Inspection Fees			51,821

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee ²	flat per unit	175	7,875
SDG&E - Electricity Connection Fee	15/meter	15	675
SDG&E - Gas Connection Fee	15/meter	15	675
City - Sewer Capacity Fee ^{2,3}	flat per unit	2,729	122,805
City - Water Capacity Fee ^{2,3}	flat per unit	2,308	103,860
County Water Authority - Water Capacity Fee	flat per unit	1,585	71,325
MWD - Lateral Connection Inspection Fee ⁴	flat per unit	2,525	113,625

City - Water Connection Fees	flat per unit	22	990
City - Fire Service Fee ²	flat per unit	30	750
City - Library Fee ²	flat per unit	256	11,520
City - Park Facilities Fees ²	flat per unit	1,084	48,780
San Diego City Schools - School Impact Fee	1.93 / sf	1,930	86,850
Subtotal Infrastructure, Impact & District Fees			569,730

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	638,676
Total Fees per Unit (total from above / 45 units)	14,193

Notes: ¹ Deposits based on typical estimated costs.

² Kearny Mesa Community Fees. These fee amounts vary depending on the community area.

³ Fee includes 2% Development Services processing charge.

⁴ MWD= Metropolitan Wastewater District